

## Shadow Ridge Annual Meeting Minutes

October 16, 2012

### Clearwater Creek Elementary School

President Letha Williams called the meeting to order at 7:30PM.

Letha reported that notice of annual meeting was mailed to all homes, and the entrance sign announcing the meeting was in place at least 10 days in advance.

New residents introduced themselves.

Secretary Gerald Okins read the minutes of the 2011 annual meeting.

Letha discussed events of the year, including lot clean-up day, the Easter egg hunt, and cracks in roads being repaired/sealed. She also noted that all selling real estate agents were provided with HOA by-laws to be given to new residents upon sale of homes.

VP Brooks Schwarz reported that he has had to send letters out to violators of by-laws, and also requested we discuss the application of fines to Homeowners that are out of compliance with by-laws.

VP Gwen Hoover reported on the social events of the year, including the Christmas lights contest, and Easter egg hunt. No fall event was scheduled.

Treasurer Preston Crumbaker presented the financial report. There were 4 houses that had failed to pay dues. Mowing expenses were less than budgeted due to fewer mowings needed account the drought. Current account balance is \$7,034

Secretary Okins mentioned the resident database available on the website and provided the password necessary for access.

Committees Report: Letha mentioned the Hospitality position is open; Letha will be taking the Landscaping and Bunco position; Mike

Marshall reported that he has attended 2 Neighborhood watch captain's meetings, which now makes Shadow Ridge eligible to display a Neighborhood watch sign at the entrance. This should be installed by mid-November. He also discussed crime stats for the area (which were none) and reminded us all to remain vigilant as the Holidays approached. He has "no solicitor" signs as well as Neighborhood watch pamphlets if interested.

Letha mentioned there are two openings for the board-President and VP Social events. She detailed the duties the president is responsible for. Discussion was tabled as no interest was shown in the positions.

#### New Topics:

Request to install a crosswalk across Sheridan street, at the intersection with Persimmon. This would require a cut between the sidewalk and street on property owned by Joe and Kelly Tabor. Board to request permission from the Tabor's to complete this work.

Replacement of dead trees along Hedge Lane—Preston will talk to Tru-Turf representative.

Brooks provided more details on a proposal to fine homeowners who are in violation of Association By-laws. His proposal is to first discuss the situation with the homeowner. If no action is taken, a letter will then be sent. If there is still no action, a fine will be levied at \$30.00 for the first month, and \$1.00 per day thereafter. A motion to implement the fines was made and seconded, and all members present voted FOR the motion. Any Homes with fines not paid will have a lien placed on the property.

Letha told that the plans for future homes at the west end of Sheridan will be to sell each home before building the next.

Meeting was adjourned at 20:07. The absence of a president will be discussed at the next board meeting in November.